

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Mr. Francis Joseph Breard
37400 Chancey Road, Lot 191
Zephyrhills, Florida 33541

47-12
00562

NO TRANSFER
TAX PAID

PROPERTY APPRAISERS PARCEL IDENTIFICATION
(FOLIO) NUMBER: _____

020913
WARRANTY DEED

THIS WARRANTY DEED Made the 10th day of March, 2000, by FRANCIS J. BREARD, a single man, the widower of RUBY A. BREARD, deceased, of the State of Florida, Grantor, to FRANCIS JOSEPH BREARD, as Trustee of THE FRANCIS JOSEPH BREARD REVOCABLE LIVING TRUST, dated March 10, 2000, Grantee, whose postoffice address is 37400 Chancey Road, Lot 191, Zephyrhills, Florida 33541.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Kennebec County, Maine, to-wit:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Waterville, County of Kennebec and State of Maine and bounded and described as follows, to-wit:

Commencing at a point in the southerly line of Francis Street in the City of Waterville, which point marks the northwesterly corner of land now of Albanie Poissonier, thence in a westerly direction along the southerly side of Francis Street to a distance of Fifty (50) feet; thence southerly at approximate right angles, One Hundred and Forty-Three (143) feet more or less to land formerly owned by Ernest Loubert and now or formerly owned by Angie Kelliher; thence easterly at approximate right angles Fifty (50) feet along the north boundary of land now or formerly of said Kelliher; thence northerly at approximate right angles One Hundred and Thirty-Seven (137) feet more or less to the point of beginning.

Meaning and intending to convey Lot 14 as appears on the Plan of Cromett Park, sometimes known as Elmwood Park, which plan is dated September 15, 1921, and prepared by John H. Burleigh, C. E.

Francis J. Breard
68 Francis St
Zephyrhills, FL 33541

TOGETHER with full power and authority in Grantee to protect, conserve, sell, lease, convey, grant, encumber, or otherwise to manage and dispose of both the legal and beneficial interests of the property conveyed.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

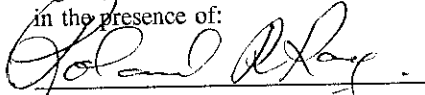
TO HAVE AND TO HOLD, the same in fee simple forever.

AND said Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever, and that said land is free and clear of all encumbrances except for taxes for the current year and subsequent years.

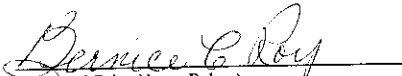
SUBJECT to all valid conditions, restrictions, limitations, reservations, and easements of record, if any, but this provision shall not operate to reimpose the same.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

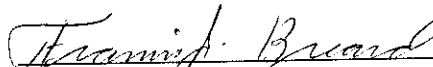
Signed, sealed and delivered
in the presence of:


(Sign and Print Name Below)

Roland R Roy
(Print Name)


(Sign and Print Name Below)

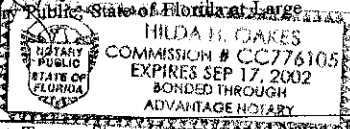
Bernice C Roy
(Print Name)

 (SEAL)
FRANCIS J. BREARD
37400 Chancey Road, Lot 191
Zephyrhills, Florida 33541

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **FRANCIS J. BREARD**, to me well known to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 16th day of March, 2000.

Hilda H. Oakes
Notary Public, State of Florida at Large

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced Id. Drivers License

RECEIVED KENNEBEC SS.
2000 AUG 18³ PM 1:49

ATTEST: *Theresa Reed Mamas*
REGISTER OF DEEDS